

Other

Parish/Ward: March Town Council

Date Received: 7 July 2014

Expiry Date: 22 September 2014

Applicant: Snowmountain Enterprises Ltd

Agent: Morton & Hall Consulting Ltd

Proposal: Internal and external works to Listed Building involving insertion of dormer window and roof lights; replace uPVC windows with timber and reinstatement of chimney

Location: 93 High Street, March

Reason before Committee: This application is before committee as an elected Member has an interest in the site. Should this not have been the case it would have been determined under delegated powers by Officers.

1. EXECUTIVE SUMMARY/ RECOMMENDATION

This application seeks Listed Building consent for internal works to Aldmoor House in order to facilitate the change of use of part of the existing building into a 2-bed dwelling (maisonette) and a 1 bedroom flat. This application accompanies the full planning application for the change of use under reference: F/YR14/0545/F.

The key issues to consider are;

- Policy Considerations;
- Design and Appearance
- Ability to protect and conserve the Historic Environment
- Health & Wellbeing
- Economic Growth

The property is a Grade II listed building set within The March Conservation Area and March Town centre. The building is currently used for a mixture of B1 offices, A1 retail and, storage area and caretakers office in association with the Cromwell Hotel adjacent. The areas proposed for residential conversion are currently underused and evidence suggests that the building did, in part used to provide residential accommodation in the attic space. Prior to the submission of this proposal pre-application advice was sought from the conservation team, building control and the fire officer. The proposed scheme was, in principle, supported and the application submitted reflects the matters discussed.

It is felt the internal and external works proposed will preserve the character and appearance of the host building and the character of the conservation area in general.

The recommendation is therefore to approve the application as it accords with policy LP18 of the Fenland Local Plan 2014 and sections 7 and 12 of the NPPF.

2. HISTORY

Of relevance to this proposal is:

2.1 F/93/0720/LB Internal and external alterations etc -

Approved 25.10.94

F/90/0721/F	Change of use to create 2 flats -	Approved 25.10.94
F/93/0562/F	Change of use of existing offices to dwelling –	Approved 08.06.94.
F/93/0558/LB	Internal alterations etc. -	Approved 08.06.94.

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Section 7: Requiring Good Design

Section 12: Conserving and enhancing the Historic Environment

3.2 Emerging Fenland Core Strategy:

LP18: Conserve and enhance the historic environment.

4. CONSULTATIONS

4.4 FDC Conservation Officer

Prior to the submission of this proposal pre-application advice was sought from the conservation team, building control and the fire officer. The proposed scheme was, in principle, supported and the application submitted reflects the matters discussed.

No objections subject to conditions controlling materials, joinery details and details of the proposed chimney stack and fire place prior to development.

4.6 Local Residents

No comments received at time of report

5. SITE DESCRIPTION

5.1 The site is located within the Conservation Area of March and within the defined town centre area. The existing building is surrounded by manicured lawn and is prominent in the streetscene. The building is subdivided up in use ranging from offices and Hairdressers at the front at ground floor, to caretaker's accommodation and storage rooms towards the rear and at 1st floor level. The existing roof space is mostly vacant save for some small-scale storage. Evidence exists of previous residential use in the attic space. The rear ground and 1st floor and attic space are proposed for residential conversion.

6. PLANNING ASSESSMENT

6.1 The key issues to consider are;

- Policy Considerations;
- Design and Appearance;
- Ability to protect and conserve the Historic Environment;
- Health & Wellbeing;

- Economic Growth

6.2 Policy Considerations –

LP18 seeks to protect, conserve and enhance the historic environment.

6.3 Design and Appearance

The creation of the two bedroom flat to the rear of the building can be created without any fundamental changes to the layout of the building. On the ground floor three existing rooms will become the main living room, bathroom and bedroom. The bathroom is being formed by an existing disabled WC which is already plumbed. The door will be repositioned to incorporate an unnecessary hallway into the bathroom space and no objection is raised to this as the internal door is a modern fire door anyway. A new door will be inserted into the corridor to form the entrance to the flat.

At this time the historic fireplace at the west end of the building is blocked up by a modern internal breeze block wall. The removal of this breeze block wall to expose the large historic fireplace is welcomed. The fireplace will once more become a feature of the building and a fitting feature for the proposed main living room including kitchenette. There is an existing modern first floor over the proposed living room which is currently only accessible by ladder. This first floor room will become a bedroom which will be accessed by a new feature spiral staircase.

The external alterations proposed as part of this conversion include the installation of two roof lights on the north elevation roof slope which will provide light to the 1st floor bedroom, which at present has no natural light to it. The roof lights proposed are acceptable. The stack will be reinstated to the west end gable of the building and the reinstatement of this lost feature, which will serve the surviving fireplace, is strongly supported. As part of the scheme the UPVC window in the proposed living room will be replaced in timber and this is acceptable.

The attic accommodation will be accessed by the two flights of existing rear stairs. At ground floor level the only change to facilitate this accommodation will be the insertion of an internal doorway in the ground floor corridor to separate this space from the offices to the front of the building and there is no objection to doing this. The proposed attic conversion will adhere to the layout of the extant stud partitioning to a large two bedroom flat across the whole of the attic space. The existing stud partition frames do not harm the interests of this space per se and the intention to complete modern stud walling within the stud partition frames will not affect the building's historic fabric. The introduction of kitchens and bathrooms requires servicing (pipe work, flues and vents) which will need to be carefully positioned without unduly compromising the interests of the building. Details have been provided for the noise attenuation and fire separation which shows a system installed from above so as not to disturb historic reed ceilings and this is acceptable. Insulation will be installed into the roof between existing rafters then plaster boarded internally which is acceptable. Details will need to be approved for servicing (flues, vents and piping) and can be dealt with by condition.

This scheme achieves an acceptable approach to getting light into the attic space by having just one dormer on the garden (south) facing roof slope and then six roof lights on the north facing roof slope of the rear range and three roof lights on rear (west) roof slope of the main range.

As part of this proposal the 4 1st floor UPVC sash windows in the south elevation, the 1 first floor UPVC sash window in the north elevation and the 1 ground floor UPVC casement window in the north elevation will be replaced with timber windows as detailed on the proposed drawings. The 5 sash windows do not serve rooms associated with the proposed flats but serve different rooms on the 1st floor. The willingness to address this issue is very much welcomed and will ensure the windows on the building remain appropriate to the architectural and historic interests of this period building and accord with the traditional detail the building presented when it was listed.

6.4

Ability to protect and conserve the Historic Environment

The principle views of this building, which is how it is seen from the street, will see no fundamental changes through the implementation of this scheme. In addition, enhancements will be introduced as a direct result of the proposal by way of replacement fenestration designed to accord with the age of the property, the re-introduction of a chimney stack and associated fireplace. Therefore, the proposal clearly enhances the existing property and protects the character of the historic environment.

6.5

Health and Wellbeing

The Council recognises the positive role that conservation of heritage assets can make to the wider social, cultural, economic and environmental setting and how this can create an environment in which communities can flourish. The proposal will reintroduce original materials and features to the heritage asset thereby enhancing the existing building and the historic environment in general.

6.6

Economic Growth

The proposal will make use of currently underused space and will provide accommodation in a town centre location thereby ensuring the vitality of viability of the March town centre and supports economic development.

7. CONCLUSION

7.1 The application has been considered in-line with core planning principles of the National Planning Policy Framework and with policies LP2, LP3, LP6, LP16 and LP18 of the Fenland Local Plan 2014.

7.2 The development accord with LP18 as it will protect and enhance the historic environment in which it is set. The development is therefore considered to be sustainable addressing social, economic and environmental considerations and in accordance with paragraph 14 of the NPPF is recommended for approval.

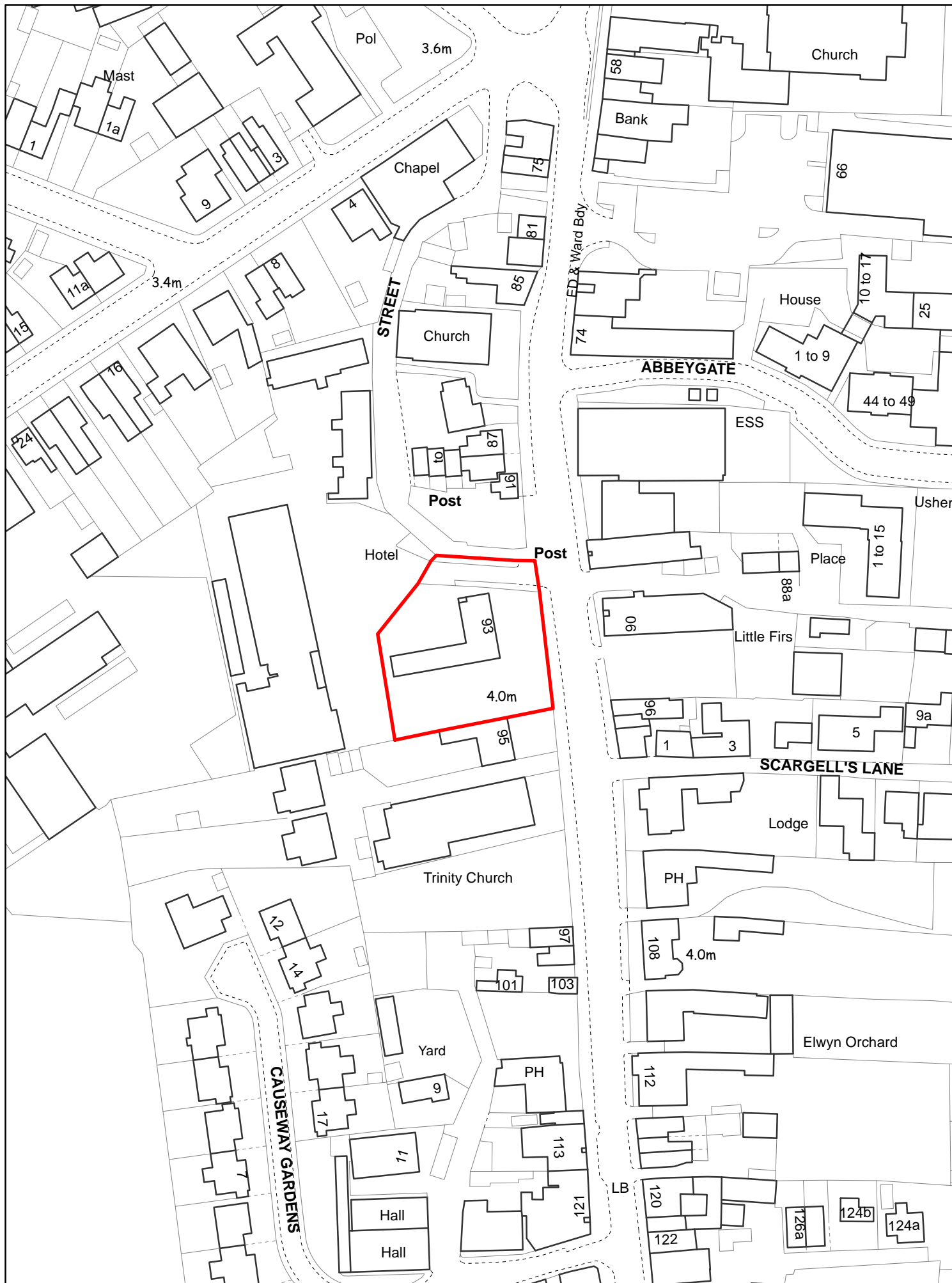
8. RECOMMENDED CONDITIONS

- 8.1 The works permitted shall be begun not later than 3 years from the date of this consent.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 8.2 Prior to the commencement of works full joinery details for the replacement external windows (scale 1:10) including vertical and horizontal section shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details and completed prior to the occupation of the flats created under this consent.
- 8.3 Prior to the commencement of works details to include (i) joinery details for all new internal doors (1:10) including vertical and horizontal sections, (ii) product information for the new spiral staircase, (iii) full product information for the specific roof lights to be used, (iv) dormer detail (1:10) including vertical and horizontal sections and (v) clarification of positioning of pipework, flues and vents (to be presented on 1:50 plans) and associated product information shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details.
- 8.4 On removal of the internal breeze block wall in the ground floor store, which is to be removed as part of this proposal, the fireplace shall be inspected by the conservation officer and repairs agreed. Thereafter a schedule of works detailing the full scheme of work to the fireplace including the reinstatement of the stack along with a brick sample shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

- 8.5 Approved Plans



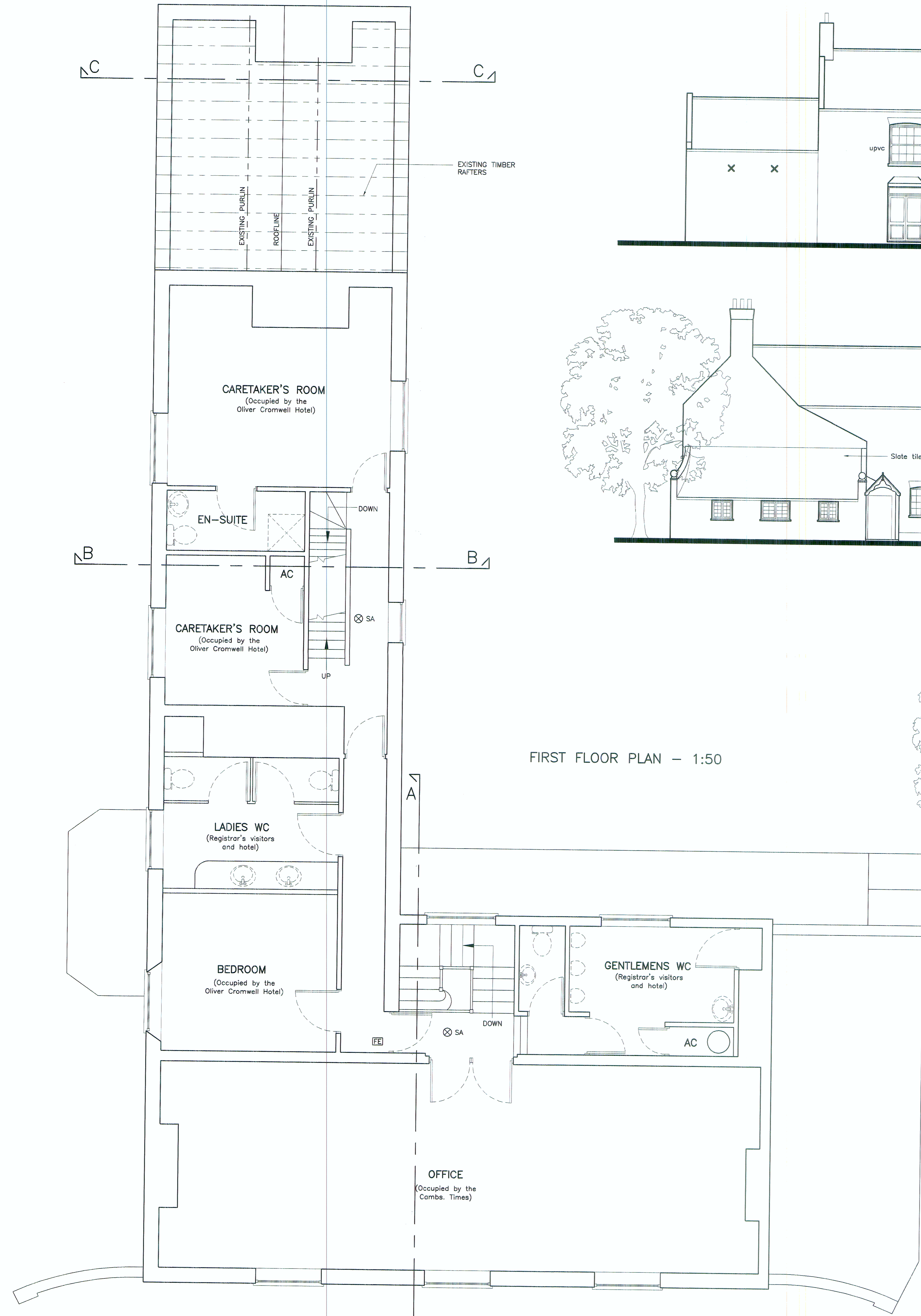
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F/YR14/0546/LBC

Scale = 1:1,250





FIRST FLOOR PLAN — 1:50



EXISTING LHS ELEVATION
1:100



EXISTING RHS ELEVATION
1:100



EXISTING FRONT ELEVATION
1:100



EXISTING REAR ELEVATION
1:100

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Please read, if in doubt ask. Change nothing without consulting the Engineers.
Contractor to check all dimensions on site before work starts or materials are ordered. Do not scale, if in doubt ask. All dimensions are in mm unless stated otherwise.
Where materials, products and workmanship are not fully specified they are to be of the standards appropriate to the works and suitable for the purposes stated in or reasonably to be inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.
All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer.

REVISIONS	DATE

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CLIENT
Snowmountain Investments

PROJECT
**Audmoor House,
 93 High Street,
 March, Cambs.**

TITLE
**Existing First Floor Plan
 and Elevations**

DRAWN AM	DATE OF ISSUE
CHECKED	
DATE MAY 2014	DRAWING NUMBER
SCALE As Shown	H3622/02